HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Hamilton and Brantford CMAs

Date Released: March 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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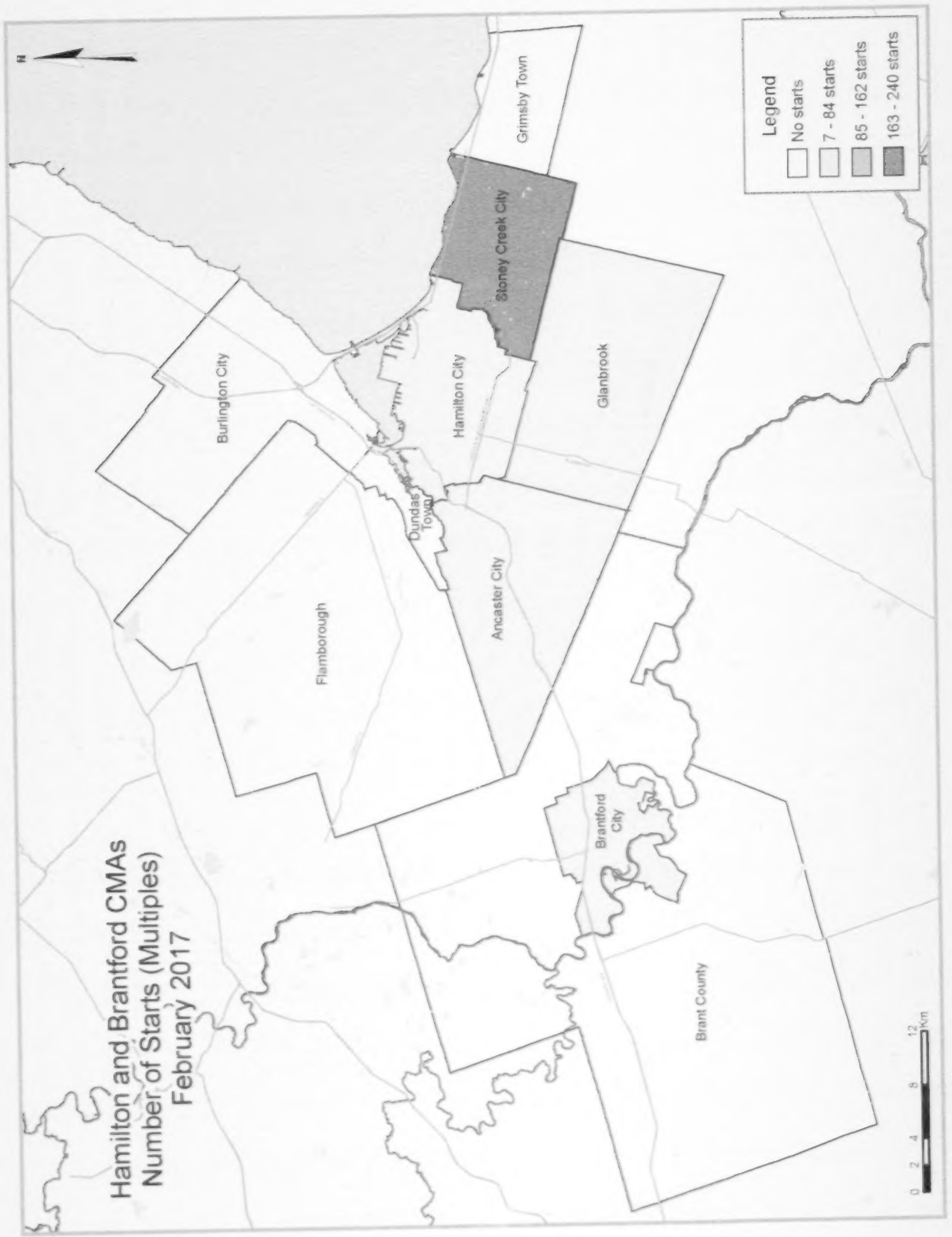
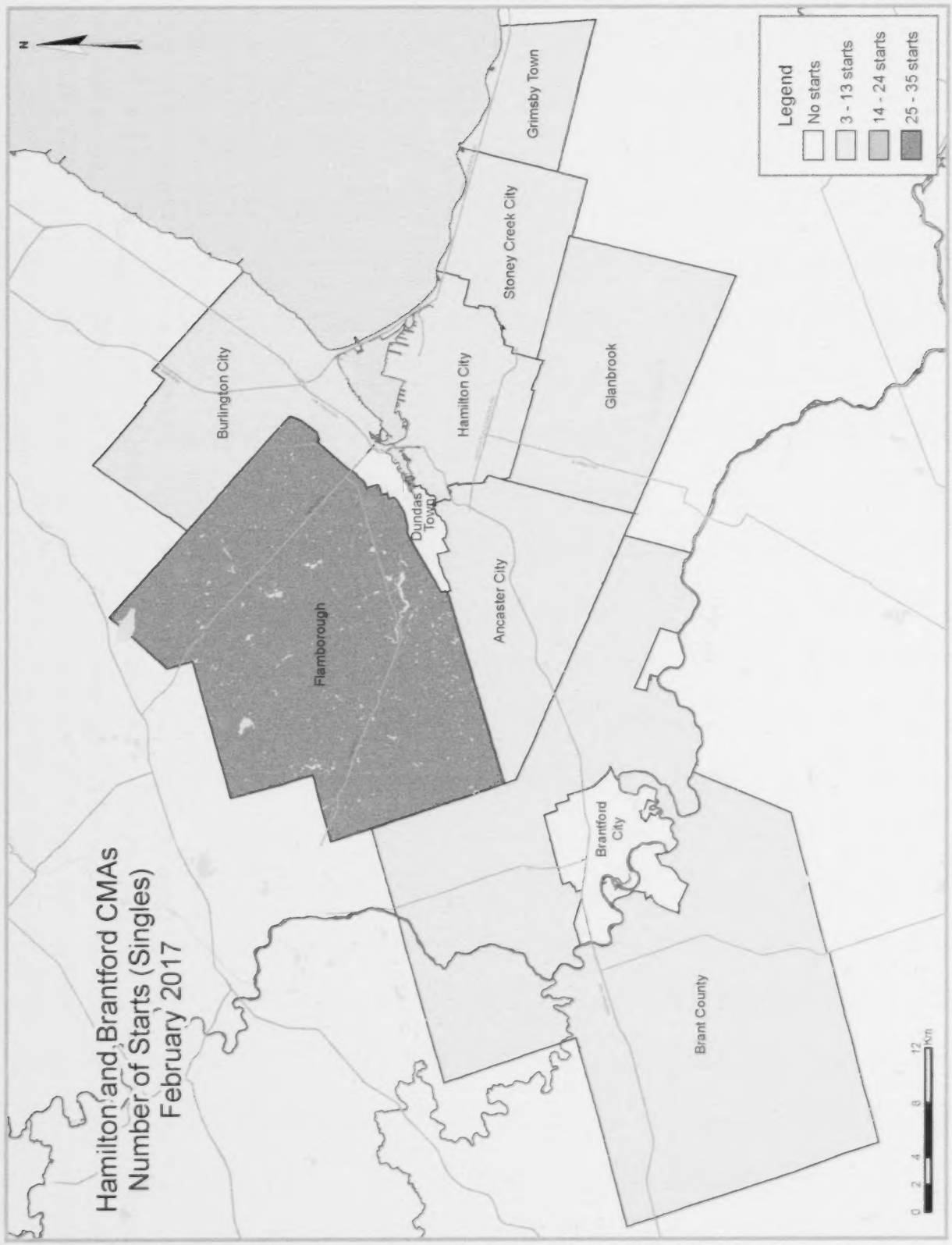
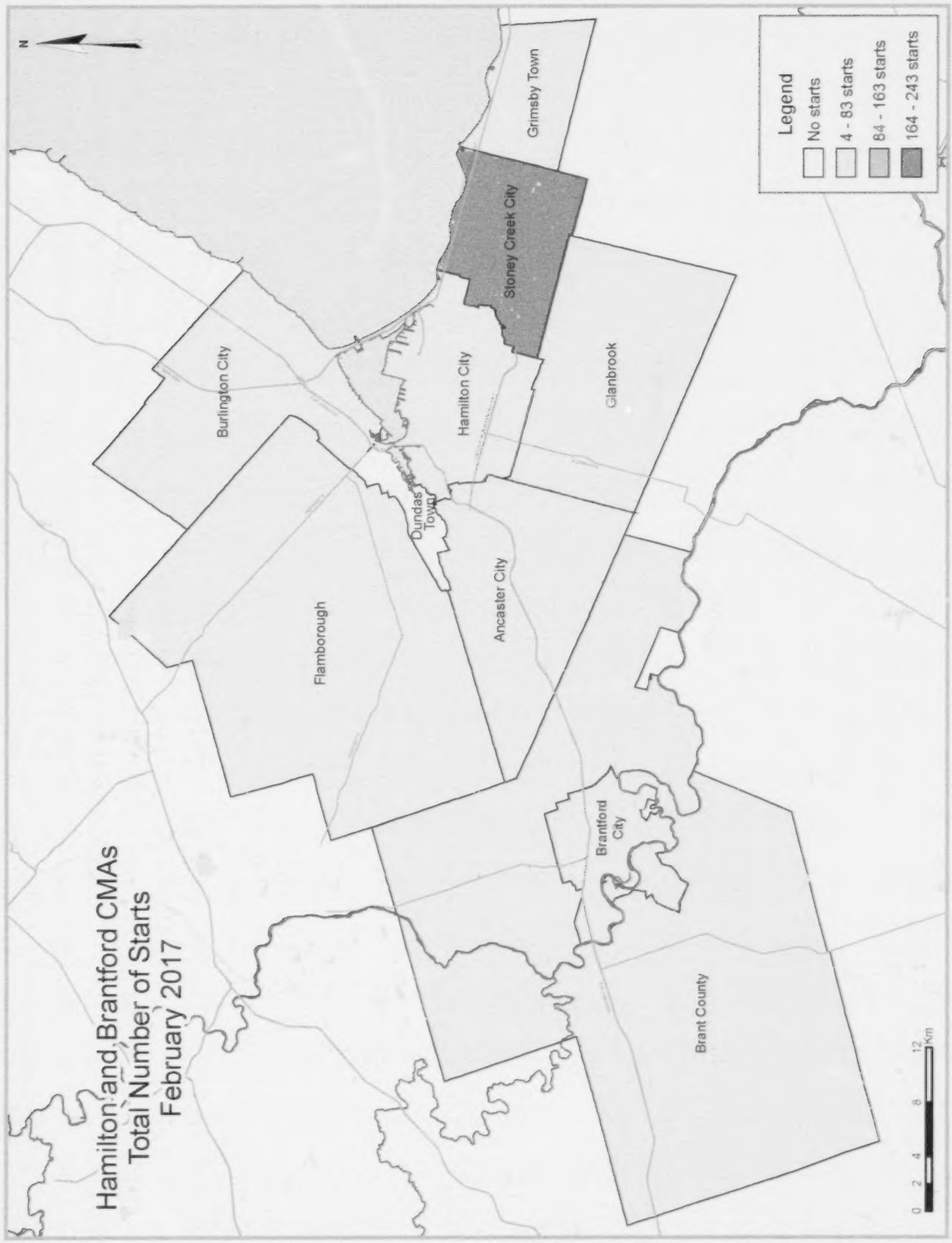
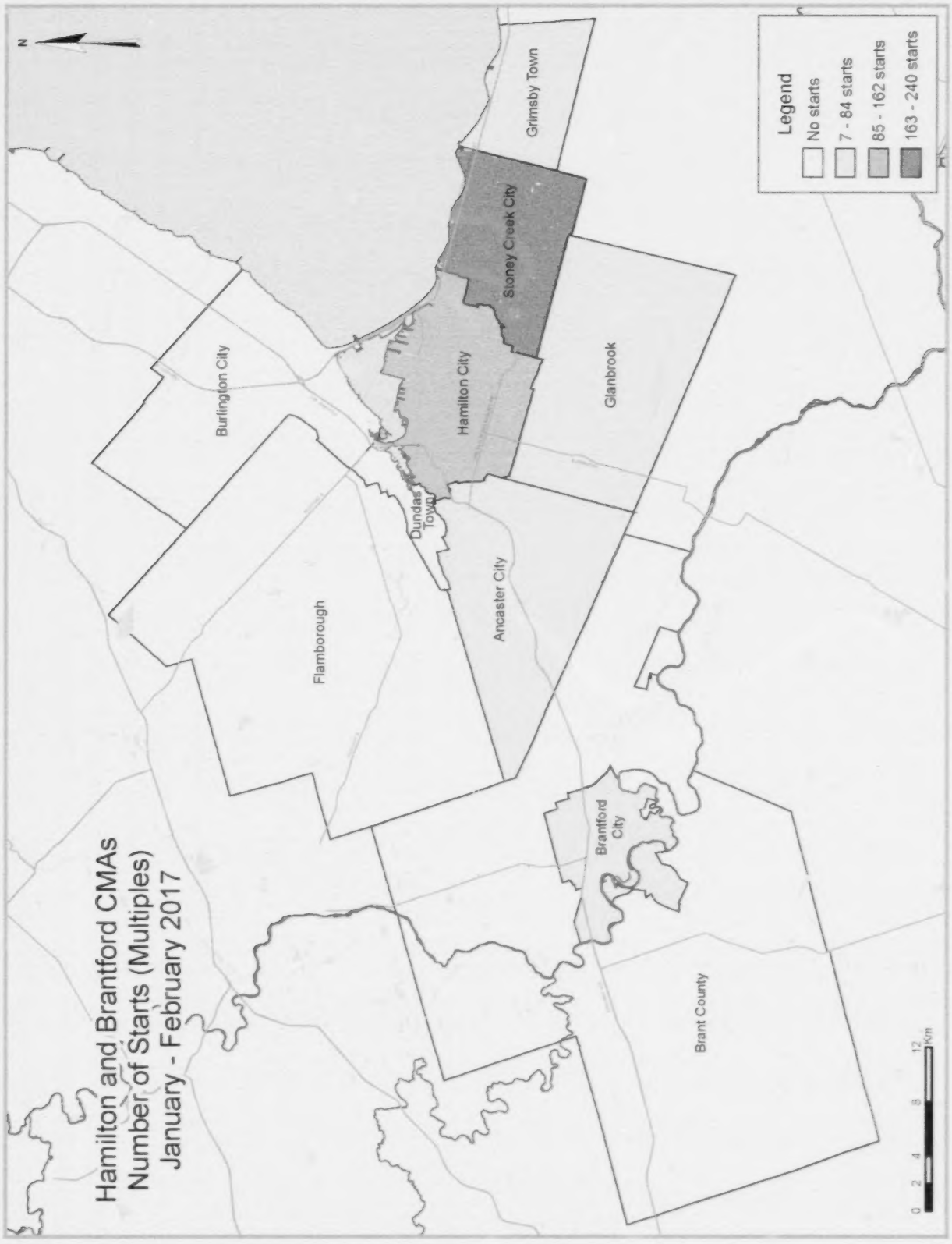
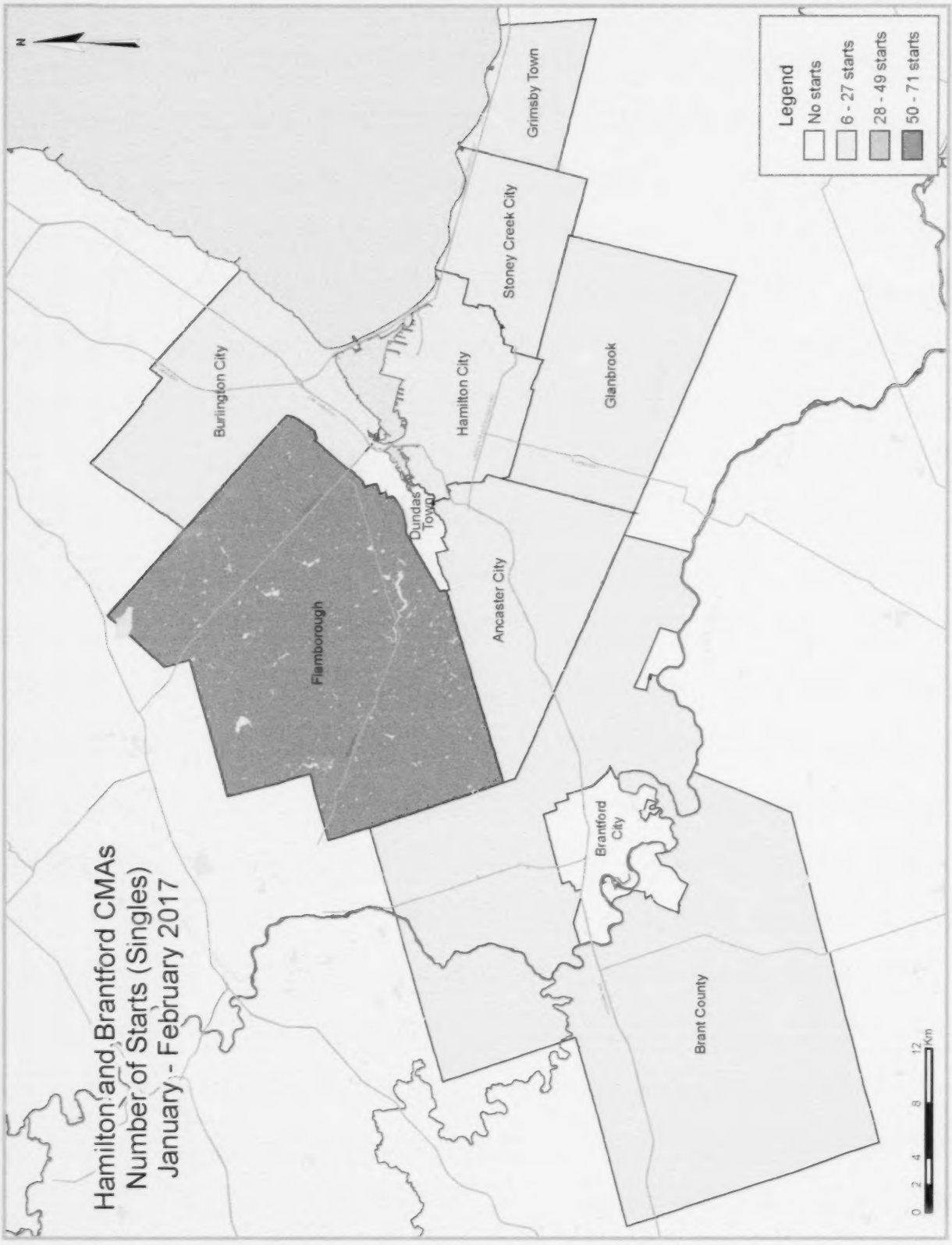
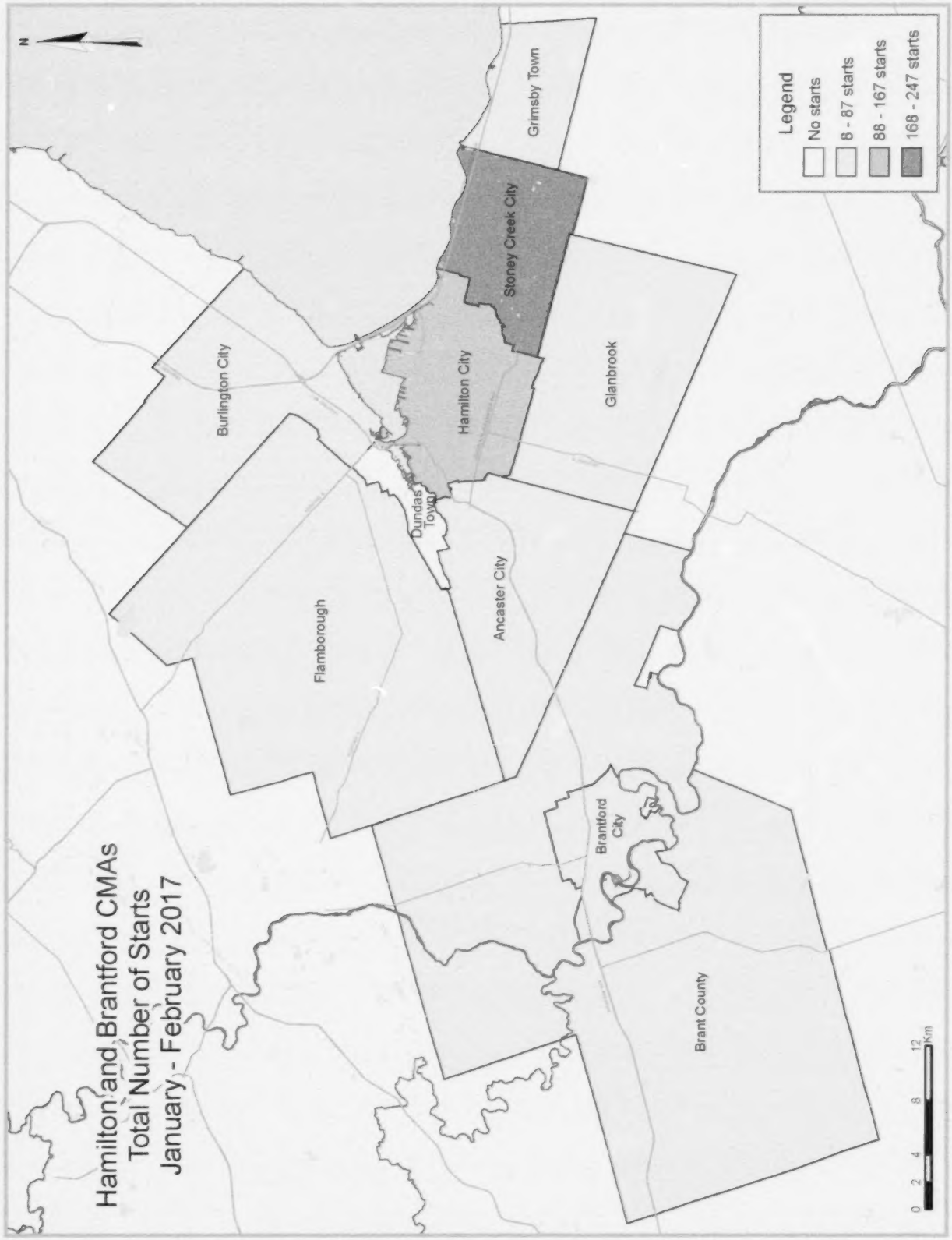

Hamilton and Brantford CMAs
Number of Starts (Multiples)
February 2017
Legend
No starts
7 - 84 starts
85 - 162 starts
163 - 240 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
February 2017
N
Legend
No starts
3 - 13 starts
14 - 24 starts
25 - 35 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
February 2017
N
Legend
No starts
4 - 83 starts
84 - 163 starts
164 - 243 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - February 2017
N
Legend
No starts
7 - 84 starts
85 - 162 starts
163 - 240 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - February 2017
N
Legend
No starts
6 - 27 starts
28 - 49 starts
50 - 71 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - February 2017
N
Legend
No starts
8 - 87 starts
88 - 167 starts
168 - 247 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) February 2017		
Hamilton CMA[1]	January 2017	February 2017
Trend[2]	3,620	4,116
SAAR	2,979	5,146
	February 2016	February 2017
Actual		
February - Single-Detached	30	70
February - Multiples	164	277
February - Total	194	347
January to February - Single-Detached	69	137
January to February - Multiples	254	407
January to February - Total	323	544

Table 1b: Housing Starts (SAAR and Trend) February 2017		
Brantford CMA[1]	January 2017	February 2017
Trend[2]	291	282
SAAR	114	193
	February 2016	February 2017
Actual		
February - Single-Detached	19	6
February - Multiples	-	8
February - Total	19	14
January to February - Single-Detached	27	11
January to February - Multiples	2	8
January to February - Total	29	19

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2017	70	18	22	0	0	237	0	0	347
February 2016	30	4	32	0	0	0	0	128	194
% Change	133.3	**	-31.3	n/a	n/a	n/a	n/a	-100.0	78.9
Year-to-date 2017	137	20	48	0	0	339	0	0	544
Year-to-date 2016	69	18	108	0	0	0	0	128	323
% Change	98.6	11.1	-55.6	n/a	n/a	n/a	n/a	-100.0	68.4
UNDER CONSTRUCTION									
February 2017	620	44	692	0	29	1,607	90	100	3,182
February 2016	466	36	420	4	23	578	120	403	2,050
% Change	33.0	22.2	64.8	-100.0	26.1	178.0	-25.0	-75.2	55.2
COMPLETIONS									
February 2017	69	2	14	0	13	128	0	0	226
February 2016	79	0	41	0	6	8	14	18	166
% Change	-12.7	n/a	-65.9	n/a	116.7	**	-100.0	-100.0	36.1
Year-to-date 2017	137	6	83	0	13	350	0	0	589
Year-to-date 2016	199	0	69	0	6	8	14	18	314
% Change	-31.2	n/a	20.3	n/a	116.7	**	-100.0	-100.0	87.6
COMPLETED & NOT ABSORBED									
February 2017	81	25	204	0	19	16	n/a	n/a	345
February 2016	114	1	134	0	18	3	n/a	n/a	270
% Change	-28.9	**	52.2	n/a	5.6	**	n/a	n/a	27.8
ABSORBED									
February 2017	61	10	42	0	0	115	n/a	n/a	228
February 2016	80	0	44	0	10	8	n/a	n/a	142
% Change	-23.8	n/a	-4.5	n/a	-100.0	**	n/a	n/a	60.6
Year-to-date 2017	125	16	115	0	2	337	n/a	n/a	595
Year-to-date 2016	194	0	72	1	24	8	n/a	n/a	299
% Change	-35.6	n/a	59.7	-100.0	-91.7	**	n/a	n/a	99.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2017	6	0	8	0	0	0	0	0	14
February 2016	19	0	0	0	0	0	0	0	19
% Change	-68.4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-26.3
Year-to-date 2017	11	0	8	0	0	0	0	0	19
Year-to-date 2016	27	2	0	0	0	0	0	0	29
% Change	-59.3	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	-34.5
UNDER CONSTRUCTION									
February 2017	63	8	98	0	15	0	8	8	200
February 2016	107	10	113	0	26	152	8	0	416
% Change	-41.1	-20.0	-13.3	n/a	-42.3	-100.0	0.0	n/a	-51.9
COMPLETIONS									
February 2017	10	0	12	0	4	0	0	0	26
February 2016	23	0	13	0	5	0	0	0	41
% Change	-56.5	n/a	-7.7	n/a	-20.0	n/a	n/a	n/a	-36.6
Year-to-date 2017	26	4	12	0	10	0	0	151	203
Year-to-date 2016	36	4	27	0	5	0	0	0	72
% Change	-27.8	0.0	-55.6	n/a	100.0	n/a	n/a	n/a	181.9
COMPLETED & NOT ABSORBED									
February 2017	18	7	2	0	10	0	n/a	n/a	37
February 2016	27	7	22	0	10	0	n/a	n/a	66
% Change	-33.3	0.0	-90.9	n/a	0.0	n/a	n/a	n/a	-43.9
ABSORBED									
February 2017	16	4	12	0	2	0	n/a	n/a	34
February 2016	25	0	8	0	5	0	n/a	n/a	38
% Change	-36.0	n/a	50.0	n/a	-60.0	n/a	n/a	n/a	-10.5
Year-to-date 2017	29	4	17	0	4	0	n/a	n/a	54
Year-to-date 2016	44	3	14	0	5	0	n/a	n/a	66
% Change	-34.1	33.3	21.4	n/a	-20.0	n/a	n/a	n/a	-18.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
February 2017	61	18	22	0	0	237	0	0	338
February 2016	25	4	32	0	0	0	0	128	189
Former Hamilton City									
February 2017	7	0	12	0	0	0	0	0	19
February 2016	2	0	20	0	0	0	0	0	22
Stoney Creek City									
February 2017	3	0	3	0	0	237	0	0	243
February 2016	11	4	0	0	0	0	0	128	143
Ancaster City									
February 2017	7	18	0	0	0	0	0	0	25
February 2016	6	0	0	0	0	0	0	0	6
Dundas Town									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Flamborough									
February 2017	35	0	0	0	0	0	0	0	35
February 2016	1	0	0	0	0	0	0	0	1
Glanbrook									
February 2017	9	0	7	0	0	0	0	0	16
February 2016	5	0	12	0	0	0	0	0	17
City of Burlington									
February 2017	5	0	0	0	0	0	0	0	5
February 2016	4	0	0	0	0	0	0	0	4
Grimsby									
February 2017	4	0	0	0	0	0	0	0	4
February 2016	1	0	0	0	0	0	0	0	1
Hamilton CMA									
February 2017	70	18	22	0	0	237	0	0	347
February 2016	30	4	32	0	0	0	0	128	194
Brant County									
February 2017	6	0	0	0	0	0	0	0	6
February 2016	5	0	0	0	0	0	0	0	5
Brantford City									
February 2017	0	0	8	0	0	0	0	0	8
February 2016	14	0	0	0	0	0	0	0	14
Brantford CMA									
February 2017	6	0	8	0	0	0	0	0	14
February 2016	19	0	0	0	0	0	0	0	19

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
February 2017	554	44	600	0	6	369	90	100	1,763
February 2016	371	30	325	0	6	191	120	248	1,291
Former Hamilton City									
February 2017	75	4	129	0	0	132	90	100	530
February 2016	54	8	38	0	0	191	120	120	531
Stoney Creek City									
February 2017	49	22	100	0	6	237	0	0	414
February 2016	55	18	92	0	6	0	0	128	299
Ancaster City									
February 2017	47	18	64	0	0	0	0	0	129
February 2016	25	0	35	0	0	0	0	0	60
Dundas Town									
February 2017	4	0	0	0	0	0	0	0	4
February 2016	5	2	0	0	0	0	0	0	7
Flamborough									
February 2017	287	0	160	0	0	0	0	0	447
February 2016	10	0	14	0	0	0	0	0	24
Glanbrook									
February 2017	92	0	147	0	0	0	0	0	239
February 2016	222	2	146	0	0	0	0	0	370
City of Burlington									
February 2017	54	0	0	0	0	815	0	0	869
February 2016	69	4	12	4	17	387	0	155	648
Grimsby									
February 2017	12	0	92	0	23	423	0	0	550
February 2016	26	2	83	0	0	0	0	0	111
Hamilton CMA									
February 2017	620	44	692	0	29	1,607	90	100	3,182
February 2016	466	36	420	4	23	578	120	403	2,050
Brant County									
February 2017	56	2	9	0	0	0	8	0	75
February 2016	39	8	34	0	0	0	8	0	89
Brantford City									
February 2017	7	6	89	0	15	0	0	8	125
February 2016	68	2	79	0	26	152	0	0	327
Brantford CMA									
February 2017	63	8	98	0	15	0	8	8	200
February 2016	107	10	113	0	26	152	8	0	416

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
February 2017	60	2	14	0	0	128	0	0	204
February 2016	67	0	41	0	0	0	14	18	140
Former Hamilton City									
February 2017	8	0	0	0	0	0	0	0	8
February 2016	14	0	17	0	0	0	0	18	49
Stoney Creek City									
February 2017	17	2	0	0	0	128	0	0	147
February 2016	11	0	6	0	0	0	14	0	31
Ancaster City									
February 2017	1	0	0	0	0	0	0	0	1
February 2016	8	0	5	0	0	0	0	0	13
Dundas Town									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Flamborough									
February 2017	31	0	14	0	0	0	0	0	45
February 2016	7	0	0	0	0	0	0	0	7
Glanbrook									
February 2017	3	0	0	0	0	0	0	0	3
February 2016	27	0	13	0	0	0	0	0	40
City of Burlington									
February 2017	6	0	0	0	13	0	0	0	19
February 2016	2	0	0	0	6	8	0	0	16
Grimsby									
February 2017	3	0	0	0	0	0	0	0	3
February 2016	10	0	0	0	0	0	0	0	10
Hamilton CMA									
February 2017	69	2	14	0	13	128	0	0	226
February 2016	79	0	41	0	6	8	14	18	166
Brant County									
February 2017	8	0	0	0	0	0	0	0	8
February 2016	7	0	0	0	0	0	0	0	7
Brantford City									
February 2017	2	0	12	0	4	0	0	0	18
February 2016	16	0	13	0	5	0	0	0	34
Brantford CMA									
February 2017	10	0	12	0	4	0	0	0	26
February 2016	23	0	13	0	5	0	0	0	41

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
February 2017	78	24	182	0	19	16	1	n/a	319
February 2016	97	0	112	0	18	3	n/a	n/a	230
Former Hamilton City									
February 2017	11	0	20	0	2	0	n/a	n/a	33
February 2016	16	0	24	0	0	0	n/a	n/a	40
Stoney Creek City									
February 2017	35	24	27	0	15	13	n/a	n/a	114
February 2016	26	0	44	0	15	0	n/a	n/a	85
Ancaster City									
February 2017	5	0	7	0	0	0	n/a	n/a	12
February 2016	8	0	6	0	0	0	n/a	n/a	14
Dundas Town									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
February 2017	10	0	35	0	0	3	n/a	n/a	48
February 2016	0	0	1	0	0	3	n/a	n/a	4
Glanbrook									
February 2017	17	0	93	0	2	0	n/a	n/a	112
February 2016	47	0	37	0	3	0	n/a	n/a	87
City of Burlington									
February 2017	1	1	0	0	0	0	n/a	n/a	2
February 2016	7	1	0	0	0	0	n/a	n/a	8
Grimsby									
February 2017	2	0	22	0	0	0	n/a	n/a	24
February 2016	10	0	22	0	0	0	n/a	n/a	32
Hamilton CMA									
February 2017	81	25	204	0	19	16	n/a	n/a	345
February 2016	114	1	134	0	18	3	n/a	n/a	270
Brant County									
February 2017	5	5	0	0	0	0	n/a	n/a	10
February 2016	11	5	0	0	1	0	n/a	n/a	17
Brantford City									
February 2017	13	2	2	0	10	0	n/a	n/a	27
February 2016	16	2	22	0	9	0	n/a	n/a	49
Brantford CMA									
February 2017	18	7	2	0	10	0	n/a	n/a	37
February 2016	27	7	22	0	10	0	n/a	n/a	66

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
February 2017	53	10	42	0	0	115	n/a	n/a	220
February 2016	72	0	44	0	4	0	n/a	n/a	120
Former Hamilton City									
February 2017	8	0	13	0	0	0	n/a	n/a	21
February 2016	16	0	4	0	0	0	n/a	n/a	20
Stoney Creek City									
February 2017	15	10	0	0	0	115	n/a	n/a	140
February 2016	12	0	11	0	0	0	n/a	n/a	23
Ancaster City									
February 2017	1	0	2	0	0	0	n/a	n/a	3
February 2016	12	0	5	0	0	0	n/a	n/a	17
Dundas Town									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
February 2017	28	0	27	0	0	0	n/a	n/a	55
February 2016	8	0	8	0	0	0	n/a	n/a	16
Glanbrook									
February 2017	1	0	0	0	0	0	n/a	n/a	1
February 2016	24	0	16	0	4	0	n/a	n/a	44
City of Burlington									
February 2017	6	0	0	0	0	0	n/a	n/a	6
February 2016	2	0	0	0	6	8	n/a	n/a	16
Grimsby									
February 2017	2	0	0	0	0	0	n/a	n/a	2
February 2016	6	0	0	0	0	0	n/a	n/a	6
Hamilton CMA									
February 2017	61	10	42	0	0	115	n/a	n/a	228
February 2016	80	0	44	0	10	8	n/a	n/a	142
Brant County									
February 2017	5	2	0	0	0	0	n/a	n/a	7
February 2016	6	0	1	0	0	0	n/a	n/a	7
Brantford City									
February 2017	11	2	12	0	2	0	n/a	n/a	27
February 2016	19	0	7	0	5	0	n/a	n/a	31
Brantford CMA									
February 2017	16	4	12	0	2	0	n/a	n/a	34
February 2016	25	0	8	0	5	0	n/a	n/a	38

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	827	110	1,076	0	23	1,005	0	228	3,269
% Change	-25.9	**	109.3	-100.0	-47.7	187.1	-100.0	n/a	59.2
2015	1,116	22	514	6	44	350	2	0	2,054
% Change	-2.4	-80.0	-37.7	-40.0	-81.7	-7.4	n/a	-100.0	-27.5
2014	1,143	110	825	10	240	378	0	126	2,832
% Change	-0.6	12.2	91.9	11.1	-22.6	11.5	-100.0	-64.9	4.5
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	210	14	86	0	6	12	0	3	331
% Change	-20.5	-12.5	-53.3	-100.0	-68.4	-92.1	n/a	-98.0	-58.0
2015	264	16	184	1	19	152	0	153	789
% Change	0.4	**	**	-93.3	-63.5	n/a	-100.0	155.0	89.7
2014	263	2	16	15	52	0	8	60	416
% Change	0.8	-80.0	-80.7	n/a	23.8	n/a	n/a	n/a	5.1
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type February 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	% Change
Hamilton CMA	70	30	18	4	22	32	237	128	347	194	78.9
City of Hamilton	61	25	18	4	22	32	237	128	338	189	78.8
Former Hamilton City	7	2	0	0	12	20	0	0	19	22	-13.6
Stoney Creek City	3	11	0	4	3	0	237	128	243	143	69.9
Ancaster City	7	6	18	0	0	0	0	0	25	6	**
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	35	1	0	0	0	0	0	0	35	1	**
Glanbrook	9	5	0	0	7	12	0	0	16	17	-5.9
City of Burlington	5	4	0	0	0	0	0	0	5	4	25.0
Grimsby	4	1	0	0	0	0	0	0	4	1	**
Brantford CMA	6	19	0	0	8	0	0	0	14	19	-26.3
Brant County	6	5	0	0	0	0	0	0	6	5	20.0
Brantford City	0	14	0	0	8	0	0	0	8	14	-42.9

Table 2.1: Starts by Submarket and by Dwelling Type January - February 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Hamilton CMA	137	69	20	18	48	108	339	128	544	323	68.4
City of Hamilton	119	60	20	18	22	108	339	128	500	314	59.2
Former Hamilton City	12	10	2	0	12	20	102	0	128	30	**
Stoney Creek City	7	24	0	18	3	25	237	128	247	195	26.7
Ancaster City	7	6	18	0	0	0	0	0	25	6	**
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	71	4	0	0	0	0	0	0	71	4	**
Glanbrook	22	16	0	0	7	63	0	0	29	79	-63.3
City of Burlington	12	6	0	0	0	0	0	0	12	6	100.0
Grimsby	6	3	0	0	26	0	0	0	32	3	**
Brantford CMA	11	27	0	2	8	0	0	0	19	29	-34.5
Brant County	11	12	0	0	0	0	0	0	11	12	-8.3
Brantford City	0	15	0	2	8	0	0	0	8	17	-52.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Hamilton CMA	22	32	0	0	237	0	0	128
City of Hamilton	22	32	0	0	237	0	0	128
Former Hamilton City	12	20	0	0	0	0	0	0
Stoney Creek City	3	0	0	0	237	0	0	128
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	7	12	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	8	0	0	0	0	0	0	0
Brant County	0	0	0	0	0	0	0	0
Brantford City	8	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	48	108	0	0	339	0	0	128
City of Hamilton	22	108	0	0	339	0	0	128
Former Hamilton City	12	20	0	0	102	0	0	0
Stoney Creek City	3	25	0	0	237	0	0	128
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	7	63	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	0
Grimsby	26	0	0	0	0	0	0	0
Brantford CMA	8	0	0	0	0	0	0	0
Brant County	0	0	0	0	0	0	0	0
Brantford City	8	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Hamilton CMA	110	66	237	0	0	128	347	194
City of Hamilton	101	61	237	0	0	128	338	189
Former Hamilton City	19	22	0	0	0	0	19	22
Stoney Creek City	6	15	237	0	0	128	243	143
Ancaster City	25	6	0	0	0	0	25	6
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	35	1	0	0	0	0	35	1
Glanbrook	16	17	0	0	0	0	16	17
City of Burlington	5	4	0	0	0	0	5	4
Grimsby	4	1	0	0	0	0	4	1
Brantford CMA	14	19	0	0	0	0	14	19
Brant County	6	5	0	0	0	0	6	5
Brantford City	8	14	0	0	0	0	8	14

Table 2.5: Starts by Submarket and by Intended Market
January - February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	205	195	339	0	0	128	544	323
City of Hamilton	161	186	339	0	0	128	500	314
Former Hamilton City	26	30	102	0	0	0	128	30
Stoney Creek City	10	67	237	0	0	128	247	195
Ancaster City	25	6	0	0	0	0	25	6
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	71	4	0	0	0	0	71	4
Glanbrook	29	79	0	0	0	0	29	79
City of Burlington	12	6	0	0	0	0	12	6
Grimsby	32	3	0	0	0	0	32	3
Brantford CMA	19	29	0	0	0	0	19	29
Brant County	11	12	0	0	0	0	11	12
Brantford City	8	17	0	0	0	0	8	17

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	% Change
Hamilton CMA	69	79	2	0	27	61	128	26	226	166	36.1
City of Hamilton	60	67	2	0	14	55	128	18	204	140	45.7
Former Hamilton City	8	14	0	0	0	17	0	18	8	49	-83.7
Stoney Creek City	17	11	2	0	0	20	128	0	147	31	**
Ancaster City	1	8	0	0	0	5	0	0	1	13	-92.3
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	31	7	0	0	14	0	0	0	45	7	**
Glanbrook	3	27	0	0	0	13	0	0	3	40	-92.5
City of Burlington	6	2	0	0	13	6	0	8	19	16	18.8
Grimsby	3	10	0	0	0	0	0	0	3	10	-70.0
Brantford CMA	10	23	0	0	16	18	0	0	26	41	-36.6
Brant County	8	7	0	0	0	0	0	0	8	7	14.3
Brantford City	2	16	0	0	16	18	0	0	18	34	-47.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Hamilton CMA	137	199	6	0	96	89	350	26	589	314	87.6
City of Hamilton	114	182	6	0	83	83	128	18	331	283	17.0
Former Hamilton City	18	36	2	0	0	17	0	18	20	71	-71.8
Stoney Creek City	26	34	4	0	0	20	128	0	158	54	192.6
Ancaster City	4	27	0	0	0	5	0	0	4	32	-87.5
Dundas Town	2	0	0	0	0	0	0	0	2	0	n/a
Flamborough	50	7	0	0	20	7	0	0	70	14	**
Glanbrook	14	78	0	0	63	34	0	0	77	112	-31.3
City of Burlington	19	7	0	0	13	6	222	8	254	21	**
Grimsby	4	10	0	0	0	0	0	0	4	10	-60.0
Brantford CMA	26	36	4	4	22	32	151	0	203	72	181.9
Brant County	13	19	0	4	0	7	0	0	13	30	-56.7
Brantford City	13	17	4	0	22	25	151	0	190	42	**

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Hamilton CMA	27	47	0	14	128	8	0	18
City of Hamilton	14	41	0	14	128	0	0	18
Former Hamilton City	0	17	0	0	0	0	0	18
Stoney Creek City	0	6	0	14	128	0	0	0
Ancaster City	0	5	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	14	0	0	0	0	0	0	0
Glanbrook	0	13	0	0	0	0	0	0
City of Burlington	13	6	0	0	0	8	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	16	18	0	0	0	0	0	0
Brant County	0	0	0	0	0	0	0	0
Brantford City	16	18	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	96	75	0	14	350	8	0	18
City of Hamilton	83	69	0	14	128	0	0	18
Former Hamilton City	0	17	0	0	0	0	0	18
Stoney Creek City	0	6	0	14	128	0	0	0
Ancaster City	0	5	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	20	7	0	0	0	0	0	0
Glanbrook	63	34	0	0	0	0	0	0
City of Burlington	13	6	0	0	222	8	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	22	32	0	0	0	0	151	0
Brant County	0	7	0	0	0	0	0	0
Brantford City	22	25	0	0	0	0	151	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market February 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Hamilton CMA	85	120	141	14	0	32	226	166
City of Hamilton	76	108	128	0	0	32	204	140
Former Hamilton City	8	31	0	0	0	18	8	49
Stoney Creek City	19	17	128	0	0	14	147	31
Ancaster City	1	13	0	0	0	0	1	13
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	45	7	0	0	0	0	45	7
Glanbrook	3	40	0	0	0	0	3	40
City of Burlington	6	2	13	14	0	0	19	16
Grimsby	3	10	0	0	0	0	3	10
Brantford CMA	22	36	4	5	0	0	26	41
Brant County	8	7	0	0	0	0	8	7
Brantford City	14	29	4	5	0	0	18	34

Table 3.5: Completions by Submarket and by Intended Market January - February 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	226	268	363	14	0	32	589	314
City of Hamilton	203	251	128	0	0	32	331	283
Former Hamilton City	20	53	0	0	0	18	20	71
Stoney Creek City	30	40	128	0	0	14	158	54
Ancaster City	4	32	0	0	0	0	4	32
Dundas Town	2	0	0	0	0	0	2	0
Flamborough	70	14	0	0	0	0	70	14
Glanbrook	77	112	0	0	0	0	77	112
City of Burlington	19	7	235	14	0	0	254	21
Grimsby	4	10	0	0	0	0	4	10
Brantford CMA	42	67	10	5	151	0	203	72
Brant County	13	30	0	0	0	0	13	30
Brantford City	29	37	10	5	151	0	190	42

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
February 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
February 2017	5	9.4	6	11.3	10	18.9	14	26.4	18	34.0	53	-	494,940
February 2016	10	13.9	2	2.8	16	22.2	17	23.6	27	37.5	72	-	516,247
Year-to-date 2017	11	10.7	14	13.6	15	14.6	27	26.2	36	35.0	103	490,000	501,655
Year-to-date 2016	28	15.6	19	10.6	40	22.2	35	19.4	58	32.2	180	-	486,626
Former Hamilton City													
February 2017	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	8	-	-
February 2016	2	12.5	0	0.0	3	18.8	7	43.8	4	25.0	16	-	-
Year-to-date 2017	2	12.5	1	6.3	1	6.3	6	37.5	6	37.5	16	-	-
Year-to-date 2016	6	16.2	3	8.1	5	13.5	16	43.2	7	18.9	37	-	449,229
Stoney Creek City													
February 2017	0	0.0	2	13.3	1	6.7	3	20.0	9	60.0	15	-	-
February 2016	0	0.0	1	8.3	4	33.3	3	25.0	4	33.3	12	-	520,429
Year-to-date 2017	1	3.8	2	7.7	2	7.7	6	23.1	15	57.7	26	-	-
Year-to-date 2016	2	5.9	1	2.9	8	23.5	5	14.7	18	52.9	34	-	520,429
Ancaster City													
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
February 2016	1	8.3	0	0.0	0	0.0	3	25.0	8	66.7	12	-	518,230
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2016	2	6.7	2	6.7	5	16.7	3	10.0	18	60.0	30	-	535,299
Dundas Town													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Flamborough													
February 2017	5	17.9	4	14.3	9	32.1	6	21.4	4	14.3	28	-	-
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
Year-to-date 2017	7	15.6	8	17.8	12	26.7	9	20.0	9	20.0	45	-	441,992
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
Glanbrook													
February 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
February 2016	7	29.2	1	4.2	9	37.5	4	16.7	3	12.5	24	-	-
Year-to-date 2017	1	10.0	3	30.0	0	0.0	4	40.0	2	20.0	10	-	-
Year-to-date 2016	18	25.4	13	18.3	22	31.0	11	15.5	7	9.9	71	-	402,141
City of Burlington													
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
Grimsby													
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
February 2016	1	16.7	1	16.7	2	33.3	1	16.7	1	16.7	6	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2016	1	14.3	2	28.6	2	28.6	1	14.3	1	14.3	7	-	-

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
February 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
February 2017	5	8.2	6	9.8	10	16.4	14	23.0	26	42.6	61	495,000	705,095
February 2016	11	13.8	3	3.8	18	22.5	18	22.5	30	37.5	80	490,000	530,196
Year-to-date 2017	11	8.8	14	11.2	15	12.0	28	22.4	57	45.6	125	500,000	823,404
Year-to-date 2016	29	14.9	21	10.8	42	21.5	36	18.5	67	34.4	195	470,000	507,693

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
February 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
February 2017	3	60.0	1	20.0	0	0.0	1	20.0	0	0.0	5	-	334,752
February 2016	1	16.7	1	16.7	2	33.3	0	0.0	2	33.3	6	-	469,817
Year-to-date 2017	4	40.0	2	20.0	0	0.0	2	20.0	2	20.0	10	-	403,576
Year-to-date 2016	2	10.5	5	26.3	3	15.8	1	5.3	8	42.1	19	-	505,942
Brantford City													
February 2017	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	-	598,600
February 2016	4	21.1	4	21.1	5	26.3	3	15.8	3	15.8	19	-	406,789
Year-to-date 2017	0	0.0	0	0.0	4	21.1	3	15.8	12	63.2	19	-	547,937
Year-to-date 2016	6	24.0	7	28.0	5	20.0	4	16.0	3	12.0	25	-	397,240
Brantford CMA													
February 2017	3	18.8	1	6.3	0	0.0	3	18.8	9	56.3	16	527,500	516,148
February 2016	5	20.0	5	20.0	7	28.0	3	12.0	5	20.0	25	410,000	421,916
Year-to-date 2017	4	13.8	2	6.9	4	13.8	5	17.2	14	48.3	29	490,000	498,157
Year-to-date 2016	8	18.2	12	27.3	8	18.2	5	11.4	11	25.0	44	405,000	444,180

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2017						
Submarket	Feb 2017	Feb 2016	% Change	YTD 2017	YTD 2016	% Change
Hamilton CMA	705,095	530,196	33.0	823,404	507,693	62.2
City of Hamilton	494,940	516,247	-4.1	501,655	486,626	3.1
Former Hamilton City	-	-	n/a	-	449,229	n/a
Stoney Creek City	-	520,429	n/a	-	520,429	n/a
Ancaster City	-	518,230	n/a	-	535,299	n/a
Dundas Town	-	-	n/a	-	-	n/a
Flamborough	-	-	n/a	441,992	-	n/a
Glanbrook	-	-	n/a	-	402,141	n/a
City of Burlington	-	-	n/a	-	-	n/a
Grimsby	-	-	n/a	-	-	n/a
Brantford CMA	516,148	421,916	22.3	498,157	444,180	12.2
Brant County	334,752	469,817	-28.7	403,576	505,942	-20.2
Brantford City	598,600	406,789	47.2	547,937	397,240	37.9

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Hamilton

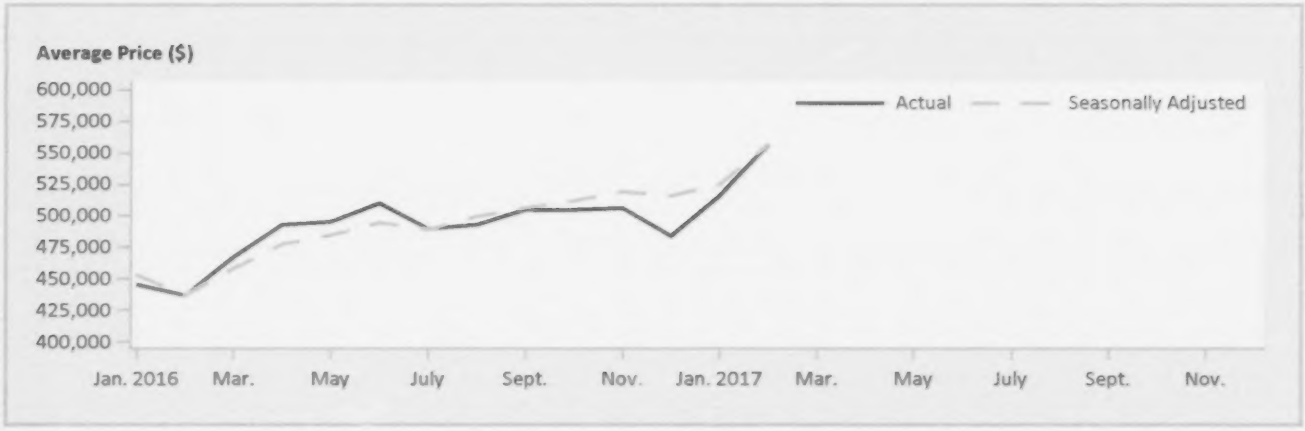


Figure 5.2a: MLS® Residential Sales for Hamilton

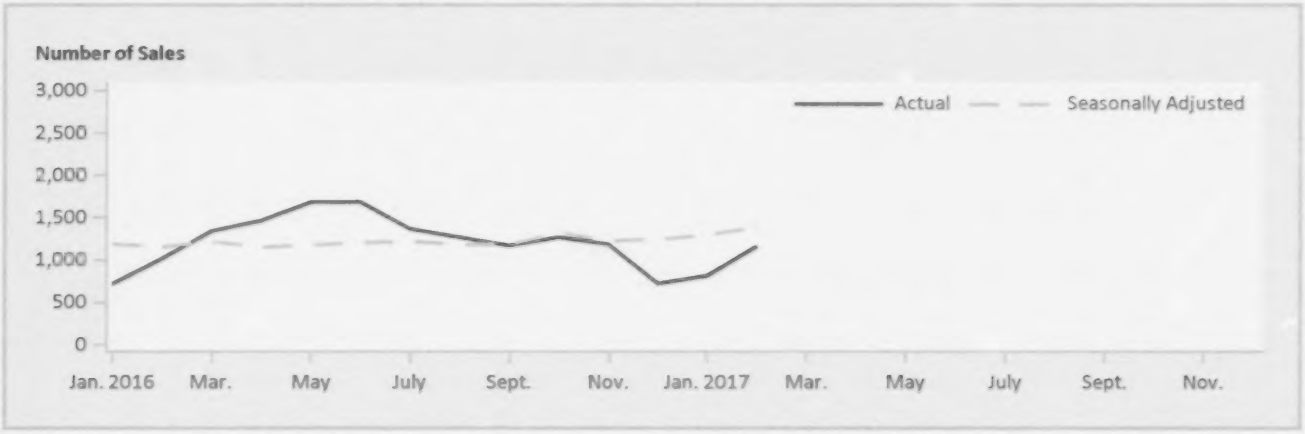


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Hamilton

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Brantford

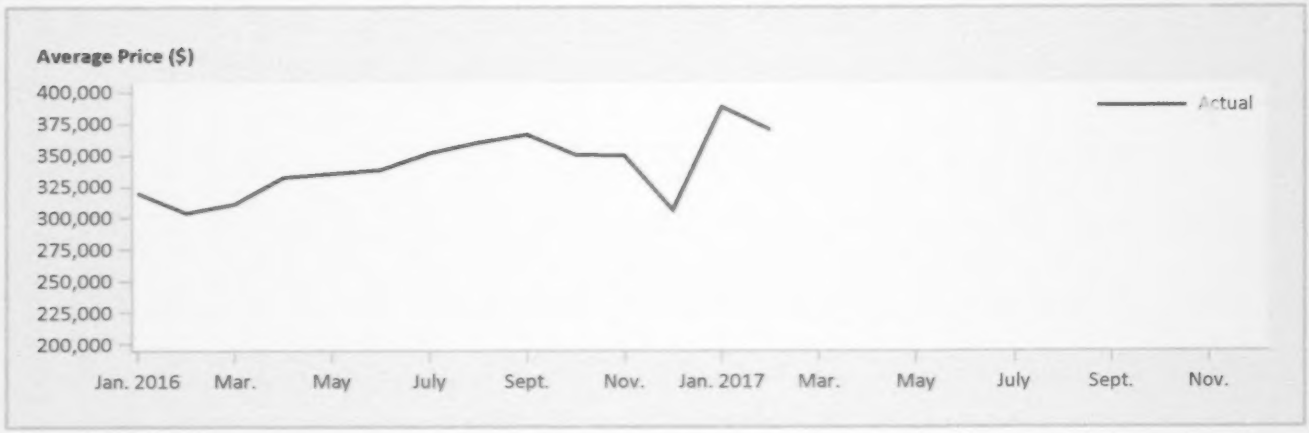


Figure 5.2b: MLS® Residential Sales for Brantford

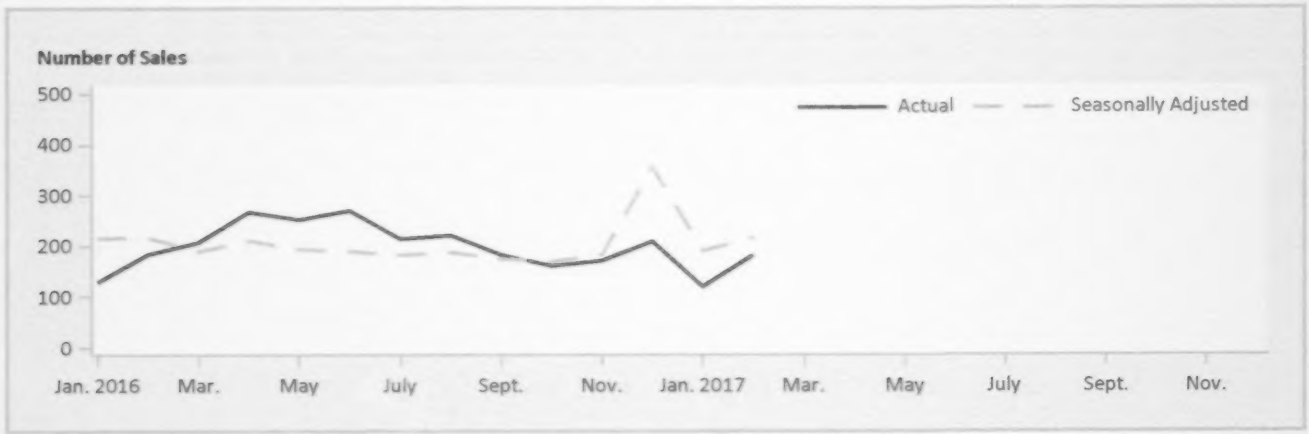
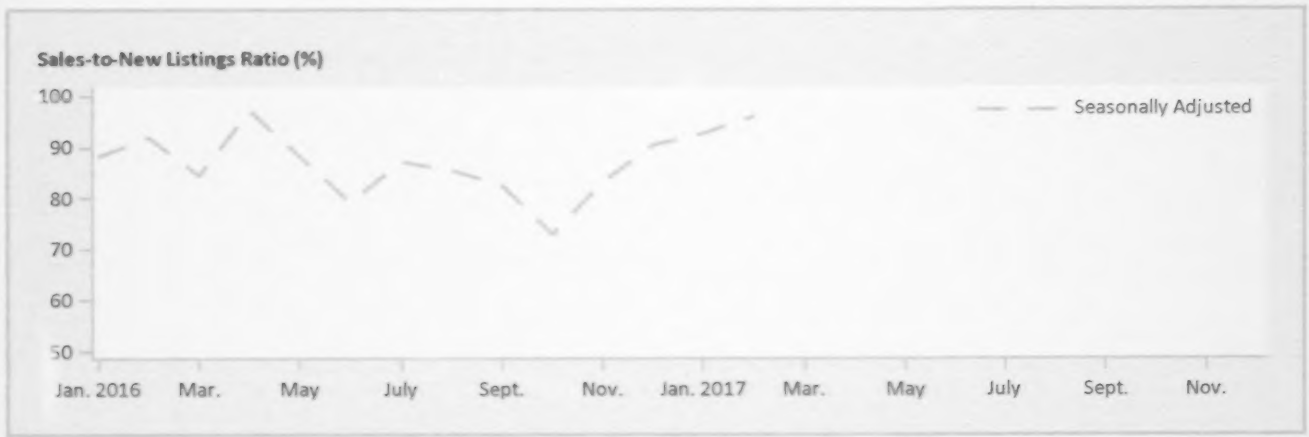


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Brantford



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Source: CREA / Haver Analytics
Note: Seasonally adjusted data of average price are not available at the time of publication.

Table 6a: Economic Indicators
February 2017

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	116.7	127.8	381.8	6.5	63.2	971
	February	561	3.14	4.64	117.3	128.2	382.8	6.2	63.1	986
	March	561	3.14	4.64	117.3	129.0	383.8	6.0	63.1	985
	April	561	3.14	4.64	117.3	129.6	387.9	5.5	63.4	977
	May	561	3.14	4.64	117.5	130.1	383.5	5.9	62.8	954
	June	561	3.14	4.64	117.5	130.4	382.3	6.1	62.7	949
	July	567	3.14	4.74	118.3	130.3	379.5	6.2	62.3	946
	August	567	3.14	4.74	118.6	129.9	380.4	6.3	62.4	950
	September	561	3.14	4.64	118.6	130.1	383.9	6.3	62.9	954
	October	561	3.14	4.64	118.6	130.6	387.4	6.3	63.4	961
	November	561	3.14	4.64	119.4	130.2	393.9	6.2	64.3	973
	December	561	3.14	4.64	119.8	130.0	398.6	5.8	64.8	976
2017	January	561	3.14	4.64		130.8	398.5	5.9	64.7	972
	February	561	3.14	4.64		131.2	397.5	5.9	64.6	970
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
February 2017

		Interest Rates			NHPI, Total, Ontario CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	123.7	127.8	67.9	5.8	64.2	874
	February	561	3.14	4.64	124.2	128.2	68.5	5.8	64.7	873
	March	561	3.14	4.64	124.5	129.0	68.2	7.0	65.2	867
	April	561	3.14	4.64	125.1	129.6	68.4	7.2	65.5	869
	May	561	3.14	4.64	126.9	130.1	69.1	7.5	66.2	869
	June	561	3.14	4.64	127.4	130.4	69.5	6.5	65.8	874
	July	567	3.14	4.74	128.4	130.3	69.9	5.5	65.5	867
	August	567	3.14	4.74	129.0	129.9	69.5	6.1	65.4	870
	September	561	3.14	4.64	129.4	130.1	69.2	6.1	65.0	865
	October	561	3.14	4.64	130.7	130.6	69.7	6.2	65.5	880
	November	561	3.14	4.64	131.2	130.2	71.5	4.8	66.2	882
	December	561	3.14	4.64	131.3	130.0	73.6	4.7	67.9	890
2017	January	561	3.14	4.64		130.8	74.9	4.2	68.7	884
	February	561	3.14	4.64		131.2	74.8	4.2	68.6	891
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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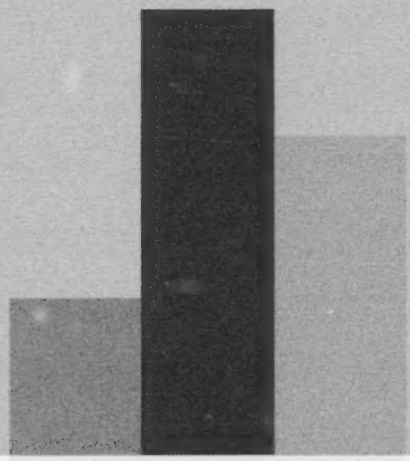

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